Davidson County DEEDWARR
Recvd: 07/19/05 12:28 2 pgs
Fees:13.00 Taxes:354.83

20050719-0083767

BOX 4

WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,900.00

Rita S. Locke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2005

Patricia Nicholls
Notary Public:

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Rita S. Locke	AmSouth Bank	Map 64
705 Laurel Hill Drive	2050 Parkway Office Circle	Group 13-0-B
Old Hickory, TN 37138	Birmingham, AL 35224	Parcel 79 CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Andrea Dee Henderson and Michael Alan Matheney, Heirs of the Estate of Ronald W. Matheney

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Rita S. Locke, a single woman

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Unit No. 705, on the Plan of Laurel Hill Courtyard Homes, of record in Book 6900, Page 573, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Ronald W. Matheney by Quitclaim Deed from Vicki M. Matheney, of record in Book 10483, Page 578, Register's Office for Davidson County, Tennessee. See also deed of record in Book 8786, Page 194, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 7466, Page 438; Book 8199, Page 779; Book 7466, Page 464; Book 8199, Page 808; and Book 7717, Page 82, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 6900, Page 573; and (3)Easement to Bellsouth of record in Instrument 20010607-0059700, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 705 Laurel Hill Drive, Old Hickory, TN 37138

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 15th day of July, 2005.

Estate of Ronald W. Matheney
By:

Andrea Dee Henderson

Michael Alan Matheney

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrea Dee Henderson and Michael Alan Matheney, Heirs of the Estate of Ronald W. Matheney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of July, 2005.

My Commission Expires: 1/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.